

Wolski Farm, LLC.



Premier Properties

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LOCATION

The Wolski Farm, LLC is located in the fertile North Platte Valley on the South side of the North Platte River between Torrington and Lingle, Wyoming. The farm borders Wyoming State Highway #156 approximately seven miles from Torrington and six miles from Lingle, Wyoming.

Torrington with a population of 5,700 residents is the county seat of Goshen County, home of Eastern Wyoming College an outstanding junior college with a variety of educational programs, sports and host of many community activities. Torrington is also the home of one of the nations largest livestock auction facilities, a large sugar beet processing factory, good medical facilities, implement dealerships, several financial institutions and larger feedlots which insure a good market for all types of feed.

Torrington, Wyoming is also called the “Banana Belt” of Wyoming due to it’s climate that is milder than the majority of the remainder of Wyoming communities.

Lingle has a neat and clean small town with a population of over 1,000. An elementary school and high school. The middle school students attend classes in Fort Laramie, ten miles west of Lingle.

The combined cities of Scottsbluff/Gering located less than an hour away from the farm has a population of over 22,000 with regional airport having daily flights to and from Denver. This is the major shopping hub for Eastern Wyoming and Western Nebraska.

The tax advantages with no State Income taxes and low property taxes makes farmland in Wyoming an excellent investment for the future.



DESCRIPTION

The total farm contains 360 deeded Acres. The farm is divided into the North unit and the South unit by Wyoming Highway #156.



The North unit is also split by the North-South County Rd # 37. Lying to the East of this County Rd is approximately 68 total Acres with 66.6 Acres M/L being in irrigated farmland. There is an unoccupied 872 sq ft home in a mature grove of trees in the Southwest corner of the farm. This home is basically sound but needs work. There is a new domestic/stock well and new sewer at this location. There are 68.5 Acres of Goshen Irrigation District (GID) water which is used to irrigate this farm.



There are approximately 66.5 Acres of flood irrigated farmland which is currently planted to dry edible beans by a tenant farmer.

The soils on this parcel are highly productive and the land irrigates easily.

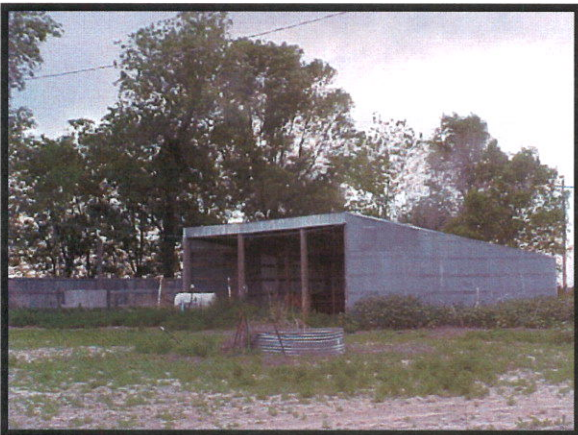
Across Co. Rd #37 to the West and North of Hwy #156 is approximately 107 acres of a combination of flood irrigated farmland and a grassy draw (Haeflin Draw). Of this 107 Acres there are approximately 83 Acres of flood irrigated farmland with an 80.8 Acre water right from GID.

The farmland is being summer fallowed with the plans of planting it to winter wheat in early fall of 2010. There are no improvements on this farm and there is no tenant farmer in place.

Then across Hwy 156 to the South of these two properties and joining Co Rd 37 on the Eastern border, is an excellent 80 Acre farm with improvements. This land is all irrigated with gated pipe and is highly productive with outstanding yields of beans and corn. There is an 81 Acre GID water right with this unit.



The improvements consist of a larger older, 1,782 sq ft home that is in need of a facelift, a 2,880 sq ft metal machinery storage building (cover picture), a 16x80 open faced shed, detached garage and several other storage buildings and a small set of corrals.



The owners have informed me that Sugar beets have not been raised on any of their farms for over 20 years.

